

Shinleaf Estates

Fine living, by nature.

ADDRESS:

405 Shinleaf Pond Trail
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: 1.36 acres / 59,123 sf
Impervious Allocation: 10,000 sf
Width at homesite: Approx. 80 ft

HOMESITE HIGHLIGHTS:

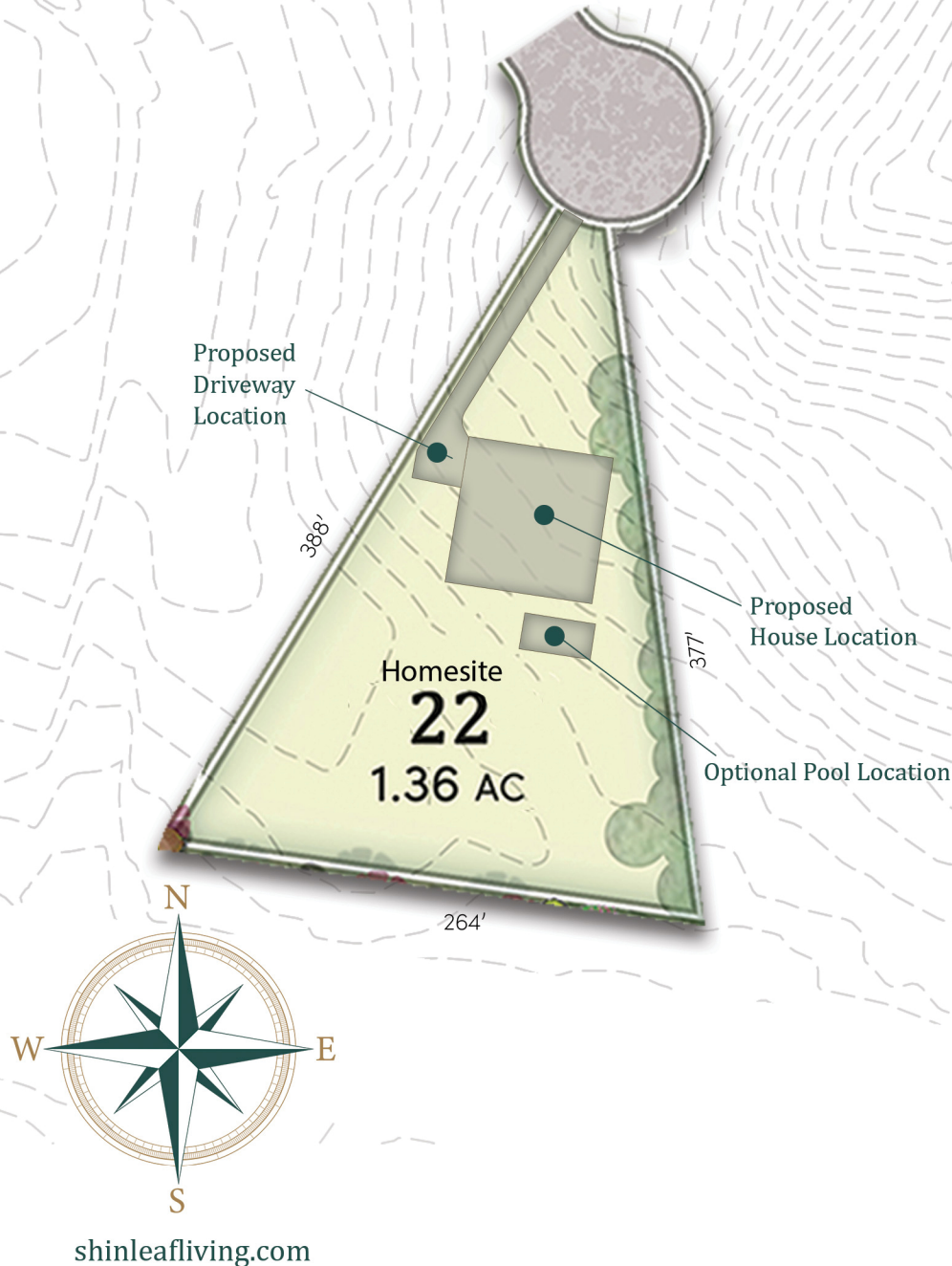
With a spacious 1.36 acres, this homesite offers the perfect foundation for your estate-sized forever home in a serene setting. Enjoy a generous backyard ideal for outdoor living, all nestled on a quiet cul-de-sac. Plus, it's just down the road from the neighborhood's Falls Lake access trail, leading to a charming fishing pond.

BUILDER:

HOMESTEAD
BUILDING COMPANY

Homestead Building Company has designed award-winning, custom homes throughout the Triangle for nearly two decades. Through their state-of-the art building technology and exceptional project management, the Homestead team crafts each home to be a lasting investment - advanced, energy-efficient, and luxurious.

KEY MAP:



Homesite 22

Note: Suggested building envelope and driveway locations are based on building setbacks, topography, views, and other relevant site conditions. Actual building and drive locations may vary. See Shinleaf Estates architectural and landscape design guidelines for additional information. See recorded plats for official information.

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Homesite 24, *Your Ultimate Haven*

HOMESITE HIGHLIGHTS

Wooded Privacy: Enjoy the wooded privacy of the southwest-facing backyard of this .30-acre homesite and watch the beautiful sunsets across the Shinleaf sky.

Sunlit Retreat: South-facing slope offers sunlight, sunsets, and solar energy possibilities. Located on one of the three cul-de-sacs in Shinleaf Estates, it's a very quiet site designed to eliminate through traffic worries.

Roomy Possibilities: Initial design with 11,000 sqft impervious allocation permits a 5+ bedroom septic system.

Pool Anyone?: With .30 acres to work with, the backyard of this homesite allows for outdoor living including the opportunity for a 40'x20' pool.

COMMUNITY FEATURES

Nature's Playground: Set in Falls Lake Recreation District, indulge in lake activities, mountain bike trails, and direct access to Mountain-to-Sea Trail.

Exclusive Living: 28 upscale homesites, .93ac - 1.86ac, with meticulous design and attention to detail, starting from \$1.6 million to \$3+ million.

Artful Entrance: Your arrival is graced by a sculptural entry featuring a majestic with 35-year-old Japanese Maple alongside 30 more throughout the Audubon-certified landscapes.

Distinctive Design: Homes crafted by acclaimed designers and builders, boasting minimum 3,900+ sqft above-grade area, 3+ vehicle garages, timeless designs and luxurious indoor-outdoor living.

Tailored Living: High-performance, energy-efficient, technologically advanced homes, with private community water system, natural gas, and high-speed internet, at the crossroads of convenience.



SHINLEAF
ESTATES

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Blantons Creek Developers



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